



Date: August 23, 2022 6:00 PM
Meeting: Comprehensive Plan Advisory Committee Meeting #2
Location: Santa Fe City Hall

The presentation is attached at the end of the meeting minutes. Action items for the CPAC / Project Team are identified in **bold, red text**. These meeting notes were prepared by Kimley-Horn with the intent to capture the main body of discussion with supporting facts and action items from the subject meeting. Should your recollection of the events and discussion of this meeting differ, please forward any comments to Mike Shelton via email to Mike.Shelton@kimley-horn.com. I will include your comments and resubmit as the final minutes. If no comments are received within 7 days, these notes will be considered final.

Organization	Attendee	Representation (Role)	Contact	Present
CPAC	Chris Anderson	Santa Fe Fire and Rescue (Deputy Chief)	fdchief700@comcast.net	
	Dr. Kevin Bott	Santa Fe ISD (Superintendent)	kevin.bott@sfsisd.org	
	Gina Bouvier	Santa Fe Chamber of (Commerce Director)	info@thehiddenpalms.com	
	Janet Davis	(Resident)	Janet.davis24@verizon.net	✓
	Glennie Hefner	Planning & Zoning (Chairperson)	glenniehefner@me.com	✓
	Fidencio Leija	Economic Development Corporation (President)	info@fidencioleija.com	✓
	Robbie Nelson	ReMax Realty (Realtor) Chamber of Commerce (Chair)	robbie@robbienelson.com	✓
	James Newman	Galveston County Water Control Improvement District #8 (General Manager)	water65@comcast.net	✓
	Bill Pittman	City of Santa Fe (Mayor)	mayor@ci.santa-fe.tx.us	✓
	Dan Seal	Bay Area Houston Economic Partnership (Executive Director)	dan@bayareahouston.com	✓
	Dennis Wagner	Drainage District 1 (Chairman of Commissioners)	dennis@wagner1980.com	✓
	Gina Welsh	Santa Fe ISD Education Foundation (Executive Director)	gina.welsh@sfsisd.org	✓
	Bob Wylie	Galveston County Water Control Improvement District #8 (Asst Secretary/Treasurer)	bwylie@ci.santa-fe.tx.us	



Attending	Kim Ross	Santa Fe ISD (Chief Academic Officer)	kim.ross@sfisd.org	✓
	Dana Marks	City Council Member		✓
City of Santa Fe	Alun Thomas	Acting City Manager	citymanager@ci.santa-fe.tx.us	✓
	Matthew Johnson	City Engineer	mjohnson@ci.santa-fe.tx.us	✓
	Rudy Zepeda	Finance Director	rzepeda@ci.santa-fe.tx.us	
Kimley-Horn	Mike Shelton	Project Manager	mike.shelton@kimley-horn.com 281-920-6588	✓
	Josie Ortiz	Planner	josie.ortiz@kimley-horn.com 281-920-6574	✓
	Andi Vickers	Junior Planner	andi.vickers@kimley-horn.com 281-740-7653	✓
	Michael Feeney	Senior Planner	michael.feeney@kimley-horn.com 281-920-6580	

1. **Call to Order** – Mayor Bill Pittman called the meeting to order.
2. **Roll Call** – City Manager Alun Thomas led the roll call (attached).
3. **Business** – Mike Shelton presented the meeting agenda, emphasizing the need to accelerate due to the Planning and Zoning Commission meeting.
 - **Initial Public Feedback**
 - **Existing Conditions for Santa Fe**
 - **Visual Preference Survey**
 - **Housing Statistics**
 - **Mobility Priorities**
4. **Next Steps**
5. **Adjournment**



Initial Public Feedback

Josie explained the data gathered from the project website and in-person surveys

- Total site activity
- Respondent demographics
- Character = strengths; the community today is strong in the eyes of the public

Priorities by Category

Category	Most Important	Least Important
Transportation	Roadway maintenance	Public transportation
Land Use	Parks and natural areas	Housing options
Economic Development	Small business support	Placemaking
Parks and Natural Areas	Trails	Boating/Canoeing/Fishing

Glennie Hefner noted that horse trails are important/desirable to the people who have horses, but not to everyone.

Kimley-Horn to summarize data for CPAC and send in email for first review.

Fidencio Leija asked how Santa Fe compares to other cities as far as public participation goes; Josie Ortiz said that Santa Fe has exhibited greater public participation than larger “ring cities” such as Pearland.

Mike Shelton noted that there is a difference between engagement pre- and post-COVID; overall, participation is less than it was before, but people still come out for (or against) something that they really care about, usually big projects.

Existing Conditions

CPAC to review the existing conditions maps provided to them and return any comments to the Consultant team by Friday, September 2.

Visual Preference Survey

Kimley-Horn gave instructions for the Visual Preference Survey. The activity was postponed to later in the meeting to ensure that all relevant information is presented and discussed.

Housing Statistics

Josie Ortiz defined the concept of "cost-burdened" homeowners and presented the different experiences of homeowners and renters over the past five years.

Glennie Hefner noted that there is not enough rental housing supply, so rent prices are high.



Josie Ortiz illustrated how demographics in Santa Fe compare to Galveston County.

Mike Shelton added that Kimley-Horn will compare Santa Fe to other "benchmark" or "index" cities during the Comprehensive Plan; Kimley-Horn will likely consider similar-sized cities within the Gulf Region, "ring cities" in metropolitan regions like Houston, and possibly cities elsewhere in the country.

What cities do you want to be compared to? What cities do you want to aspire to?

- Alvin
- Danbury
- Friendswood
- Denison
- Sherman
- Angleton
- Liverpool
- Fulshear
- Chappell Hill

Further discussion on the topic of "benchmark cities":

- Glennie Hefner suggested that we need to consider a city that is not on the freeway; Bill Pittman reinforced Friendswood for that reason.
- Glennie Hefner claimed that Friendswood is intentionally not building apartments.
 - Robbie noted that some senior living facilities in Friendswood are rental, with some duplexes.
- Dan Seal jokingly asked if the CPAC can identify cities they don't want to emulate; sometimes people can be passionately against something, want to develop in the opposite direction, and/or want to learn from mistakes of other cities.
- Robbie Nelson noted that some Santa Fe citizens adamantly don't want to be Friendswood.
 - Glennie Hefner surmised that there may be some jealousy.
 - Josie Ortiz asked why people don't want to become Friendswood.
 - Robbie Nelson and Dennis Wagner noted that young people want to be Friendswood, old people don't want Santa Fe to change at all.
 - Robbie Nelson added that citizens just don't know about small businesses that Santa Fe does have; the city is more like others than citizens realize.

Mobility Priorities

Josie Ortiz gave instructions for the Mobility Priorities Activity and explained the mobility categories.

The group breaks for both activities for about ten (10) minutes.



Next Steps

Feedback on Activities

Visual Preference Survey

General Feedback

- Not enough blue dots
- Not enough time (this will not be an issue in the Public Workshop)
- Bigger stickers

Any photos you would like to add/remove?

- Fidencio Leija identified that some photos are duplicates across the boards
- Fidencio Leija requested names/definitions
 - Robbie Nelson said that she might change her decision based on the definition
- Robbie Nelson noted that some of the strip center images do not look like what Santa Fe currently has (older style)
 - Josie Ortiz explained that the focus of the activity is on new development
- Gina Welsh noted that some of the recreational images would be too "big" for Santa Fe, i.e., baseball stadium
- Mayor Bill Pittman suggested adding a skate park to the recreation board but warned that a lot of older people will dislike the idea

Mobility Priorities

- Top two priorities:
 - Recreation – 43 coins
 - Economic Prosperity – 48 coins
- Bottom priorities: Traffic – 3 coins
 - Glennie Hefner noted that "we don't control the traffic," it's generated somewhere else and passes through Santa Fe
 - Alun Thomas and Matt Johnson added that "as we build out," traffic will become an issue
 - Mayor Bill Pittman noted that speed is an issue
- Fidencio Leija suggested changing the wording of "travel choice"; people have expressed to him that sidewalks and well-lit paths are in demand
 - Josie Ortiz explained that reformatting the exercise with images can help clarify the definitions
 - Fidencio Leija stressed that walking to destinations is important to the community
 - Mike Shelton explained Safe Routes to School as a potential funding/policy option
 - Robbie Nelson cites "war path" (?) as an example of a great need
 - Dennis Wagner identified outfalls as potential locations for walking/biking paths; Jack Brooks Park; tunnel under FM 646
- **Kimley-Horn to get details from Dennis Wagner on outfall path**



- Avenue T and M, 33rd St and 38th St are dangerous for traffic/pedestrians
- Dan Seal noted that he would like to have written somewhere that categories are all transportation-related

Mike Shelton asked if Tuesday and Thursdays are still feasible for CPAC meetings

- Mayor Bill Pittman explained that Tuesdays and Thursdays are feasible as long as they do not conflict with other meetings
 - **City to send Kimley-Horn dates of potentially conflicting meetings**
- Fidencio Leija stressed that data will be skewed if we do not attract and include younger participants
- Mike Shelton indicated that February would be a good time for a Saturday meeting
- Alun Thomas suggested that we set up a booth at a Pocket Market

Kimley-Horn to select a date to attend a Pocket Market

Mayor Bill Pittman and Mike Shelton encouraged the CPAC to reach out to members of the public and start their own “call-list” to stimulate engagement.

Kimley-Horn to send flyer advertising next public open house

Mayor Bill Pittman adjourns the meeting